

MassDOT – MBTA

Request for Proposals

**Air Rights Parcels 13 & Hynes Convention Center Station
Boylston Street and Massachusetts Avenue
Boston, MA**

Addendum 1

September 17, 2014

The joint Office of Real Estate and Asset Development (“OREAD”) for the Massachusetts Department of Transportation (“MassDOT”) and the Massachusetts Bay Transportation Authority (the “MBTA”), hereby makes the following amendments, additions, and clarifications to the “Request for Proposals; September 2, 2014; Air Rights Parcel 13 & Hynes Convention Center Station, Boylston Street and Massachusetts Avenue, Boston, MA” (together with all figures and appendices thereto, the “RFP”) issued by OREAD. This Addendum 1 and all attachments to it are hereby made a part of the RFP. To the extent that there is any conflict or inconsistency between this Addendum 1 and the text of the original RFP, the language of this Addendum shall govern. In all other respects the content and requirements of the RFP remain unchanged and in force. Capitalized terms not defined in this Addendum 1 shall have the meanings set forth in the RFP. All Reservations and Conditions in Section VIII of the RFP shall apply fully to the information in this Addendum 1. References to section, subsection, paragraph, subparagraph, or page numbers or names are to those in the RFP unless otherwise noted. MassDOT does not warrant the accuracy, currency, completeness, or correctness of any of the information in this Addendum 1.

1. **Table of Contents for Bid Room.** Section III.G, third paragraph, on page 21 of the RFP sets forth a Table of Contents for the Bid Room. A Revised Table of Contents replacing the original in its entirety is attached hereto as Schedule A-1.
2. **Access to Bid Room.** Section III.G, second paragraph, on page 21 of the RFP describes the requirements for access to the Bid Room. A revised second paragraph replacing the original from the RFP in its entirety follows:

This information is contained either in Appendices to this RFP or is available from MassDOT in an electronic bid room (the “Bid Room”). The Bid Room will be accessible by prospective bidders and other interested persons only, after submission of all of the following items to Elizabeth Tetreault of the MBTA Procurement Materials Group, State Transportation Building, 10 Park Plaza, Room 2810, Boston, MA 02116: (i) payment of the required non-refundable fee in the amount of \$5,000 in the form of a bank, cashier’s or certified check drawn on a Massachusetts bank without intervening endorsement made payable to “Massachusetts Department of Transportation”; (ii) a completed and executed Non-Disclosure Agreement, the form of which is attached to the RFP as Schedule

6; and (iii) a list of all individuals as to whom the prospective bidder or other interested person seeks to authorize for access to the Bid Room by completing the form attached to this Addendum as Schedule A-2. Once the foregoing materials are received and processed, all authorized individuals set forth on the Schedule A-2 will receive an email invitation from the ProjectSolve Site for Air Rights Parcel 13 – Hynes Convention Center Station Request for Proposals – BID ROOM, with the instructions for access including login name and initial password. The following is a list of the information that will be made available in the Bid Room.

3. **Pre-Submission Meeting and Site Tour.** Section VI.A.1 and 4, on pages 43 and 44 of the RFP indicate that the date, time and location of the Pre-Submission Meeting and Site Tour were “to be determined” by OREAD. The Pre-Submission Meeting has been scheduled on **Wednesday, October 1, 2014** starting at **1:00 p.m. in Room 200 of the John B. Hynes Veterans Memorial Convention Center, 900 Boylston Street, Boston, MA**. The Site Tour will follow immediately after the meeting at approximately 2:30 p.m.
4. **Written Questions Due Date.** All questions regarding the RFP must be submitted in writing via electronic mail as specified in the RFP no later than 12:00 noon on Tuesday, October 7, 2014.

Schedule A-1

Revised Table of Contents for Bid Room

Hynes Station/Parcel 13 – BID ROOM: TABLE OF CONTENTS

Parcel 13 -Hynes Station -RFP FINAL

A – 2014 Hynes Parcel 13 Feasibility Study

1. Parcel 13 Air Rights Feasibility Study – CAC – Final – 2014-03-27.ppt
2. Parcel 13 Feasibility Study_06-10-2014.pdf
3. Autodesk Revit 2013 3D Model of Existing Site Conditions : MassDOT_Parcel 13 SITE.rvt
4. The MassDOT Parcel 13 Air Rights Development Feasibility Study Structural White Paper

B – 2012 MBTA Hynes Station 15 percent Design

5. Hynes 15 Percent Design Report – 2012 Revision FINAL.pdf
6. Hynes 15 percent Estimate 2012-02-10 Submission.pdf
7. MBTA – Hynes Station Elevator Accessibility Upgrade BoE 2012-02-12 15 percent Design Submission

C – Title Documents

8. Hynes Station Title Overview Illustration prepared by TRA, dated 10/15/2013
9. Legislative Chain of Title Summary for predecessor to MBTA, the Metropolitan Transit Authority (MTA) (1page)
10. Acts of 1894, Chapter 548
11. Acts of 1917, Chapter 373
12. Plan of Additional Taking for Massachusetts Avenue Station, dated 12/4/1917
13. Acts of 1947, Chapter 544
14. Acts of 1949, Chapter 572
15. Acts of 1964, Chapter 563
16. Plan of Land for Hynes Station, dated 8/4/1966
17. Plan of Land for Easements dated 12/11/1986 (RDC Newbury TR and MBTA)
18. Deed and Reservation of Easement between MBTA to Massachusetts Turnpike Authority (now MassDOT), dated May 20, 1999
19. 360 Newbury Commercial Condominium First Out Unit Deed, dated 02/18/2008

D – Turnpike at Mass Ave & Boylston Ave

20. #OT B2 Order of taking, dated June 7, 1962, Suffolk Deeds Book 7655, Page 576, as amended
21. #OT B2 Plan (Sheet 2.tif)
22. #OT B2 Plan (sheet 03.tif -railroad easements)
23. #OT B17 Order of taking, dated June 21, 1962, Suffolk Deeds Book 7660, Page 222
24. #OT B17 Plan (sheet 1.tif-south of Boylston St.)
25. #OT B50 Order of taking, dated December 20, 1962, Suffolk Deeds Book 7710, Page 172
26. #OT B50 Plan (Sheet 03.tif)

E – Planning Documents

27. A Civic Vision for Turnpike Air Rights in Boston.doc
28. ADG SCOTIA II LLC COMPONENT I-RFP.pdf
29. CAC Meeting Minutes

F – MBTA Plans

- 30. 360 Newbury 2004
- 31. AFC Installation 2012
- 32. Auditorium Station Modernization 1975
- 33. Boylston Street Subway 1913-18
- 34. Power System Improvements 1979

G – MBTA Procurement Documents

- 35. Model RFP
- 36. Article 2
- 37. Article 3
- 38. General Conditions (revised 4/2014)
- 39. Supplementary Conditions – FTA (revised 5/2010)
- 40a. General Requirements of MBTA’s Construction Specifications (revised 3/2014) – Table of Contents
- 40b. General Requirements of MBTA’s Construction Specifications (revised 3/2014) – Contract and Bond Forms
- 41a. MBTA Project Controls Manual
- 41b. MBTA Project Managers Manual

H – MassDOT Design Materials and Plans

- 42. Highway Design and Station Design Materials
- 43. Boylston Street Bridge Plans
- 44. Massachusetts Avenue Bridge Plans
- 45. Contract Plans for Median Strip

Schedule A-2

List of Authorized Personnel and Project Team Members for Bid Room

Interested Party¹: _____

Authorized Individuals

	Name	E-mail	Firm Name	Time Zone
1				
2				
3				
4				
5				
6				
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10				
11				
12				
13				
14				
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*Additional sheets may be added if your list of authorized individuals exceeds the space above..

¹ This name should be the same as the signatory of the Non-Disclosure Agreement, Schedule 6 of the RFP.